



Design Review Board Staff Report

TO: DESIGN REVIEW BOARD

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MEETING DATE: AUGUST 9, 2012

SUBJECT: DR12-02, APARTMENTS AT THE NWC OF VAL VISTA AND PECOS

STRATEGIC INITIATIVE: Community Livability

REQUEST

DR12-02 Apartments at the NWC of Val Vista and Pecos: site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, monument signage, colors and materials, located at the northwest corner of Val Vista Drive and Pecos Road zoned Multi-Family Medium (MF/M PAD) with a Planned Area Development Overlay.

RECOMMENDED MOTION

Move to approve the findings of fact and approve DR12-02 Apartments at the NWC of Val Vista and Pecos, site plan, landscape plan, grading and drainage, elevations, lighting, monument signage, colors and materials for a 16 acre apartment complex located at northwest corner of Val Vista Drive and Pecos Road zoned Multi-Family Medium (MF/M PAD) with a Planned Area Development Overlay.

APPLICANT/OWNER

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BACKGROUND/DISCUSSION

<i>Date</i>	<i>Action</i>
9/28/1999	Town Council Annexed the Gilbert Spectrum in Ordinance 1207.
9/28/1999	Town Council Rezoned the Gilbert Spectrum PAD creating Parcels 23 and 24 in Ordinance 1209.
6/20/2000	Town Council Amended Ordinance 1209 with Ordinance 1285.
10/1/2002	Town Council amended Ordinance 1209 and 1285 with Ordinance 1431.
4/12/2012	Design Review Study Session
6/14/2012	Design Review Study Session

Overview

The project is located at the northwest corner (NWC) of South Val Vista Drive and East Pecos Road with the main project entrance accessing East Pecos Road. The project is at the intersection of two major arterials within the Spectrum Community at the geographical heart of Gilbert. The paseo trail system, overlapping the north property line, links internal Spectrum PAD residential developments to the major arterial streets and the Val Vista Drive public bus route. The pathways and bike lanes along South Val Vista Drive and East Pecos Road connect the paseo trails to future commercial development, such as Costco, McDonalds, Circle K, and other large power centers in the Spectrum and Crossroad PAD developments.

Per the Spectrum PAD, medium and multi-family residential developments should incorporate a specific architectural style such as Santa Barbara, Monterey and/or Bungalow. Other Spectrum PAD design requirements include the wall/fence materials, the entry feature at the intersection of Val Vista and Pecos, and continuity of the streetscape landscape theme.

Surrounding Land Use & Zoning Designations:

	Land Use Category	Existing Zoning	Existing Use
North	Residential >8-14 DU/AC	SF-A	Duplex homes
East	Shopping Center (SC)	Shopping Center (SC)	Circle K and McDonalds
South	General Commercial (GC)	General Commercial (GC)	Santan Motorpex

West	Residential >14-25 DU/AC	Multi-Family/Medium Density	Highland Apartments
Onsite	Residential >14-25 DU/AC	Multi-Family/Medium Density	Vacant Land

Project Data Table

See History for governing ordinance numbers.

	Regulation / Requirement	Proposed
Site Area	20,000 square feet minimum	15.44 net acres (Parcel 24 of Spectrum PAD)
Building Area	No regulation / requirement	296 units
Building Height	36 foot maximum measured to the mean elevation of a sloped roof or the flat portion of a parapet	20 feet to 35 feet
Landscape Setbacks	50 foot landscape setback from the ROW for 250 feet off of a major intersection 25 foot landscape setback from the ROW on arterial streets 20 landscape setback feet from the rear and sides lot lines	50 foot landscape setback from the ROW for 250 feet off of a major intersection 25 foot landscape setback from the ROW on arterial streets 20 landscape setback feet from the rear and sides lot lines
Landscaping:	45% per Spectrum PAD	46.6%
Parking	1 space per studio 1 space per 1-bedroom 2 space per 2-bedroom 2 space per 3-bedroom .25 quest space per unit Total spaces required 1 covered space per unit Carports 25% enclosed garages Uncovered 558 Spaces	1 space per studio = 8 1 space per 1-bedroom = 100 2 space per 2-bedroom = 312 2 space per 3-bedroom = 64 .25 quest space per unit = 74 Total spaces provided = 558 1 covered space per unit Carports = 122 25% enclosed garages = 179 Uncovered = 257 558 Spaces Total

Discussion

At the April 12th Study Session the Design Review Board the applicant was directed to be true to the Santa Barbara style of architecture or be very different. The Applicant listened to the comments and has resubmitted a new site plan and elevations that they believe to be reflective of the Santa Barbara style of architecture and the intent of the Spectrum PAD. The revised Plans were reviewed at the June 14th Study Session.

June 14th Study Session Response

There is no longer a parking problem and the parking requirements have been met.

The Buildings are arranged so that the same building elevations rarely face each other or have more than two of the same elevations in a row.

The applicant decided to be true to the Santa Barbara style and provided the white color palette with the red tile roof with dark brown trim. This will be used on the 17 buildings and amenities within the project. Staff believes that because the streetscape varies and the elevations have good massing, detail and shadow lines that the single color palette will not be an issue.

The applicant has included the Spectrum wall and fence concept bring in some of the stacked stone that occurs in the wall features. This stone feature was also added to the entrance of the apartment complex

The exposed staircases were discussed at study session. These staircases are not enclosed above and are not walled but are tucked back into the building and would not project out past the front elevation. In the previous plan they did project out past the building and there was concern voiced. The staircases are tucked back into the building enough so that you don't notice them when looking at the building. Arches occur at the landing to add decorative accent. The staircases are not as primary a feature as they were on the previous submittal.

An exhibit of the garages was shown and it was noted that the massing is broken up and there were elements such as windows that helped to vary the elevations.

The balcony railing feature is broken up with central columns.

The carriage unit staircase now has an entry feature with an arch so as you go up the staircase there is a little portico up into the landing where there is the door. The carriage unit balcony entrance has a metal gated entry with an arch above and it is at that location that a visitor would ring the door bell. The occupant would then let the visitor in through the gate and into the private balcony and front door of the dwelling. This concept has been used in existing complexes throughout the valley.

The side elevation of the carriage unit building was discussed regarding adding an arch detail. The applicant removed the detail because the Board did not think it would be very visible per the carriage units on-site.

Board Members stated that the elevations for the clubhouse have a conflict between the roof cover and some windows. The issue has been addressed.

Board Members asked if the tile was a flat red or a blend of color. It needs to look like real clay and not artificial clay. The response was it was a blend. A photo is provided.

Board Member stated that the screen walls along Pecos and Val Vista on the drawings say 6'. He said that these are not single family homes and what was wrong with looking into it. He said that they could make that view fence. The applicant added some additional sections of view fencing. However there are patios along these walls and screening the tenant's privacy was also important.

Site

The apartment complex main entrance is off of Pecos Road with a secondary exit only entrance onto Val Vista Drive. The buildings have movement along the interior and exterior street frontage with varying elevations. The design meets the setback, parking and open space requirements as determined by the LDC and PAD.

Landscape

The landscape is a mix of transitional planting that blends with the Spectrum Community and works well with the style of architecture indicative to the California coast. This region's landscape is characterized colorful trees such as orchid, pear, oleander, plum, and jacaranda. Other trees used are palms, elms, ash, fig, pepper, oak, mesquite, and pine. Colorful shrubs include sage, emu, ruellia, yellow bells, natal plum, bougainvillea, Mexican birds, fairy duster and honeysuckle. Ground cover includes lantana, ruellia, rosemary and yellow dot.

Grading and Drainage

The retention along the arterials is primarily for the half street. The internal retention is primarily into underground tanks via dry wells with a few small retention basins along the west property line. This design allows for maximized open space for other uses such as the pool, tot lots and common open space.

Elevations/Floor Plan

The elevation are those shown at the June Study Session. Staff presented photos of the buildings as constructed in Tempe. The elevations have good vertical and horizontal movement. The variation in mass will help modulate the white buildings providing shade and shadow creating graduated color variations. The detail shown with the tile accents, columns, rafter tails, fascia panels, and railing will all help to add character to the architectural style. As seen in the photos provided at Study Session, the roofline as-built have much more variation and interest than in the elevations as drawn. Each unit is provided a shaded patio or balcony that exceeds minimum Town requirements.

Lighting

Lighting is provided on poles, under canopy, wall scones, down lights, pendants, wall mount and bollards. The lighting is reflective of a Craftsman Style. Bollard lighting, filling in the gaps along the paseo will be added per conditions. Lighting does not exceed Town standards.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approval of the findings of fact and approval of DR12-02, Apartments at the NWC of Val Vista and Pecos: site plan, landscape plan, grading and drainage, elevations, monument signage, lighting, colors and materials for a 16 acre apartment complex located at northwest corner of Val Vista Drive and Pecos Road zoned Multi-Family Medium (MF/M PAD) with a Planned Area Development Overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the August 9, 2011 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. The visitor parking lot is required to add on parking landscape island.
4. All pathways must be decorative pavement except for ADA related paths.
5. Clearly id the perimeter fence areas that are wrought iron
6. Provide pool fence detail
7. Provide cabana detail
8. Provide a landscape detail for Building Type 24 courtyard
9. Provide revised elevations and floor plans for the Clubhouse Amenity Building.
10. Add 3 paseo bollard lights to the area north of Building 11 along the south side of the paseo sidewalk.

Attachments and Enclosures:

1. Notice of Public Hearing
2. Site Plan
3. Details
4. Landscape
5. Grading and Drainage
6. Elevations
7. Floor Plans
8. Lighting

FINDINGS OF FACT
DR - ,

1. The project as conditioned is consistent with the Commercial Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provision of public services